

# \$114,900 - 151 Blue Heron Crescent, Rural Athabasca County

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MLS® #A2247713

**\$114,900**

0 Bedroom, 0.00 Bathroom,  
Land on 1.10 Acres

Blue Heron Estate, Rural Athabasca County,  
Alberta

1.1 acre lot located in Blue Heron Estates located on the north side of North Buck Lake! Scenic RV Lot Just Minutes from the Lake! Escape to your own private retreat with this beautifully landscaped, ready-to-enjoy property features a permitted 100-amp power service with RV outlet, a permitted 1,200-gallon septic tank, + a large shared crushed gravel driveway for easy access. The lot is staked and partially treed along the back side, offering natural privacy while still leaving plenty of open space to relax or expand. Whether you're looking for a peaceful weekend getaway or a basecamp for outdoor adventure, this property offers the perfect blend of comfort, convenience, and nature. Don't miss your chance to own a slice of lake life – ready for your RV today!



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2247713         |
| Price     | \$114,900        |
| Bathrooms | 0.00             |
| Acres     | 1.10             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 151 Blue Heron Crescent |
| Subdivision | Blue Heron Estate       |
| City        | Rural Athabasca County  |
| County      | Athabasca County        |
| Province    | Alberta                 |
| Postal Code | T0A0M0                  |

### **Amenities**

|           |   |
|-----------|---|
| Utilities | Electricity Paid For, Natural Gas at Lot Line |
|-----------|---|

### **Exterior**

|                   |          |
|-------------------|----------|
| Exterior Features | Fire Pit |
|-------------------|----------|

### **Additional Information**

|             |                   |
|-------------|-------------------|
| Date Listed | August 19th, 2025 |
| Zoning      | CR1               |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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